

\$449,900 - 207 Livingston Common Ne, Calgary

MLS® #A2159123

\$449,900

2 Bedroom, 3.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

Livingston, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2.5-bath townhome with an attached garage, offering 1,350 square feet of thoughtfully designed living space. The open-concept layout seamlessly flows from the spacious entryway into a bright and inviting living room, featuring gorgeous flooring and 9-foot ceilings, perfect for both relaxation and entertaining.

The dining area connects to a modern kitchen, complete with quartz countertops, high-end appliances, a large eat-up island, a pantry, and a stylish bar area. Sliding doors open to an expansive balcony, an ideal spot for relaxation, equipped with a BBQ line for all your outdoor cooking needs.

Upstairs, youâ€™ll find two generously sized primary bedrooms, each with its own ensuite, offering both comfort and privacy. The convenience of an upstairs laundry room enhances the homeâ€™s functionality. The finished basement provides a versatile bonus room, perfect as a home office, media room, or additional living space. The attached garage includes a workshop area with durable epoxy flooring, adding extra utility and style.

Just steps from your front door, the Livingston Hub offers endless recreational options, including tennis courts, a skate park, an ice rink, a playground, a splash park, a gymnasium, and various community programs. With shopping, dining, and other amenities



close by, this move-in-ready home blends style, comfort, and convenience for an unparalleled living experience.

Built in 2019

Essential Information

MLS® #	A2159123
Price	\$449,900
Sold Price	\$445,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,102
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	207 Livingston Common Ne
Subdivision	Livingston
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4B 3P6

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 12th, 2024
Days on Market	21
Zoning	M-1 d100
HOA Fees	445.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	TREC The Real Estate Company
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